

**TOWN OF DAVIE
PLANNING AND ZONING DIVISION
PLANNING REPORT**

June 2, 1998

SITE PLAN: Academy High School
SP 4-3-99

APPLICANT: **Petitioner:** Frank P. Dino International, Inc.
Owner: Nina Kaufman

ANALYSIS: **Land Use/Zoning:** Residential (3 du/ac) / CF
Location: 4850 S. Pine Island Road / Generally located at the southeast corner of Pine Island Road and SW 48th Court.

The subject site is 1.15 acres in area and located on the east side of Pine Island Road approximately 1/4 mile south of Griffin Road. The site is currently developed with two single story classroom buildings totaling 4,370 square feet. Proposed for development is an additional 2,016 square foot modular classroom, parking lot renovation, and landscaping. The site plan was previously approved and expired on February 5, 1999.

The modular building closely resembles the existing buildings and will have white smooth stucco walls, white decorative columns, black metal seam mansard style roofing and fascia, and black wood doors. Two windows are proposed on the north elevation. The air conditioning unit is wall hung on the east elevation.

Based upon the proposed use, 12 parking spaces are required with 11 standard spaces and one handicapped space provided on the north side of the building.

A landscape plan has also been provided to address the existing deficiencies on the site and generally beautify the surroundings. Live Oaks and Tabebuia will line the Pine Island Road frontage with Cherry Hedge shrubs and Evergreen Giant liriop. A mixture of Live Oaks, Areca Palms, Tabebuias, Mahoganies, and Carrotwoods will be used on the remaining perimeters with a variety of shrubs and ground covers. A number of the existing trees will be relocated within the proposed landscape plan.

PLANNING AND ZONING DIVISION RECOMMENDATION: **APPROVAL** subject to the following:

1. Approval of the photometric lighting plan by the Engineering Division prior to the issuance of a building permit.
2. Planting only native replacement material in the event the relocated Carrotwoods do not survive.
3. Adding a note on the landscape plan to provide for a fully automatic irrigation system covering all landscaped areas 100% with a 50% overlap.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend **APPROVAL** subject to the planning report items 1-3 (5-0), May 25, 1999.

EXISTING ZONING: CF

LAND USE DESIGNATION: Residential (RDU/AL)

RE-Submit (Expired)

TOWN OF DAVIE USE ONLY	
SITE PLAN NO.	<u>SPH-9-99</u>
FEE	<u>\$420.00</u>
RECEIPT NO.	<u>9545</u>

APR 30 1999

**TOWN OF DAVIE
SITE PLAN APPLICATION**

TOWN OF DAVIE
PLANNING & ZONING DEPARTMENT

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)

Make Checks Payable to TOWN OF DAVIE

DATE FILED: 4/29/99

NON-RESIDENTIAL: 9

RESIDENTIAL SITE PLAN: _____

FLOOR AREA: 2016 sq

NO. OF UNITS: 1

PETITIONER: Frank Dine

ADDRESS: 2234 N Federal Hwy Boca Raton FL 33431

PHONE: 561 395 8550

RELATIONSHIP TO PROPERTY: Developer

OWNER: Academy of Davie, Inc

ADDRESS: 4850 S Pine Island Rd Davie FL

PROJECT NAME/SUBDIVISION NAME: Academy of Davie

PROJECT ADDRESS: 4850 S Pine Island

LEGAL DESCRIPTION: 1 Portion of South Half (51/2) Everglades Sugar & Land Company DB 3 Pg 67 of Dade County. Sec 33 Township 50 Rg 41 East Town of Davie, Broward County.

ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE

OFFICE USE ONLY

TREE SURVEYS _____ NUMBER OF PLATS _____ NUMBER OF SURVEYS _____

APPROVE AS TO FORM: [Signature] DATE: 4/30/99

DEVELOPMENT REVIEW COMMITTEE DATE: _____

SITE PLAN COMMITTEE MEETING DATE: 5/25/99

TOWN COUNCIL MEETING DATE: _____

Nina Kaufman
OWNER'S NAME(S)
Nina Kaufman President
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)
4850 S. Pine Island Rd
ADDRESS
Dave FL - 33328
CITY, STATE, ZIP
MSY - 434 2722
PHONE

The foregoing instrument was acknowledged before me
this 29 day of April, 1999, by
Nina Kaufman who is personally
known to me or who has produced FL ID
K 155 632 34 264 0
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: [Signature]

My Commission Expires:



DAVID R. WEAKLAND
COMMISSION # CC 540519
EXPIRES MAR 17, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

FRANK P. DIND
PETITIONER'S NAME
Frank P. Dind
PETITIONER'S SIGNATURE
2234 N Federal Hwy. Ste. 470
ADDRESS
Boca Raton FL 33431
CITY, STATE, ZIP
(561) 395-8530
PHONE

The foregoing instrument was acknowledged before me
this 29 day of April, 1999, by
Frank Dind who is personally
known to me or who has produced _____

as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: [Signature]

My Commission Expires:



DAVID R. WEAKLAND
COMMISSION # CC 540
EXPIRES MAR 17, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

OFFICE USE ONLY

ARECA
PALM

8'

1/2" IR
R/CAP

DESCRIPTION:

A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF TRACT 6, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW 1/4), S 88°04'53" W, 1319.95 FEET; THENCE ALONG THE WEST LINE OF TRACTS 59A, 59, 55, 50, 47, 42, 39, 34, 31, 26, 23, 18, 15, AND 10 PER SAID EVERGLADE SUGAR AND LAND COMPANY SUBDIVISION, N 01°54'33" W, 5297.15 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 6; THENCE N 87°39'07" E ALONG THE SOUTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF SAID TRACT 6, 67.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°39'07" E, 153.00 FEET; THENCE N 01°54'33" W, 330.00 FEET; THENCE S 87°39'07" W, 128.00 FEET; THENCE S 01°54'33" E, 10.00 FEET; THENCE S 42°52'20" W, 35.49 FEET; THENCE S 01°54'33" E, 295.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

CONTAINING 1.146 ACRES OR 49,926 SQ. FT. MORE OR LESS.



